

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: September 6-7, 2006

Reference No.: 2.4d.(3)  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Bimla G. Rhinehart  
Division Chief  
Right of Way and Land Surveys

Subject: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The Department of Transportation (Department) is requesting conceptual approval from the California Transportation Commission (Commission) for a sale of excess State-owned real property, pursuant to Section 118 of the Streets and Highways Code.

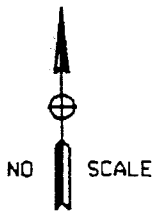
01-12-Ora-1-19.7	Newport Beach
Disposal Unit DD 040766-01-01	15.05 ac
Convey to city of Newport Beach	\$5,000,000 (Appraisal \$8,106,000)
The property is commonly known as "Caltrans West" and also "Sunset Ridge Park".	

This is a direct sale to the city of Newport Beach (City). The intended use of this property is for public park purposes consistent with City's current Open Space-Active (OS-A) zoning.

The Department will retain a Scenic Easement located generally along the subject's property line adjacent to Highway 1, the Pacific Coast Highway. This easement will restrict development rights to those permitted in City's OS-A zoning with additional limitations on the placement of permanent structures and pavement in the easement area. The Department will work with the City to perfect the easement's restrictive language, and the actual placement of the easement to ensure that Newport Beach has maximum use of the property for city park purposes. The State will receive a return of \$5,000,000 from the sale of this property, and retain \$3,106,000 value in the encumbered Scenic Easement.

It is anticipated that this transaction will be presented to the Newport Beach City Council for approval in September, and will come before the Commission for final consideration at its October, 2006 meeting.

Attachments



SITE

SUPERIOR  
AVENUE

ROUTE 55  
NEWPORT FREEWAY

PACIFIC COAST HIGHWAY  
STATE ROUTE 1

SITE

DIST	COUNTY	RTE	P.M.
12	ORA	1	19.7

CITY

TRACT NO. 463



WETLY LINE PAR. 1  
STATE PARCEL NO. 40767  
PER BK 7839 PG 739 O.R.

STORM DRAIN ESMT. PER  
INST. NO. 90-479322 O.R.

SEWER ESMT. PER  
INST. NO. 90-479322 O.R.

MM 32/2-3

655704 SQ. FT

DD 040766-01-01

OF

WETLY LINE PAR. 1  
STATE PARCEL NO. 40767  
PER BK 7839 PG 739 O.R.

CENTER LINE "NEW" SUPERIOR AVE.  
STATE PARCEL NO. DE 040766-1  
PER INST. NO. 93-030475 O.R.

NEWPORT

SLOPE/DRAIN ESMT.  
STATE PARCEL NO. DE 040766-2  
PER INST. NO. 93-030476 O.R.

SUPERIOR  
AVENUE

OLD C/L SUPERIOR AVE

C/L "NEW" PUBLIC  
ACCESS ROAD PER  
INST. NO. 93-030478 O.R.

WETLY LINE IRVINE'S  
SUBDIV. PER MAP 1/88

BEACH

Approximate location  
of Scenic Easement

COAST

HIGHWAY

||||| STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 040766-01-01

REF. MAP: E120010-15

SHEET 4 OF 5

SCALE: N.T.S.

DRWN:SEE - CHKD:GBG

DATE: 11/18/04